

January 9, 1976

bring problems, bring up the subject of problems, in other words, on real estate from one to ten years? Let's don't try to sell the idea that you are establishing a limit. There is already a limit of one year. You are extending it from one to ten, if what you say is what you are doing. Is that right?

SENATOR ANDERSON: My understanding is that there is no limitation right now.

SENATOR GOODRICH: This is improvements to real estate.

SENATOR ANDERSON: On improvements to real estate, Supreme Court decision, Pegler vs. Ginrin, in Platte County, 1974, the decision was that there is an implied warranty and that it extends indefinitely without a statute of limitations that we are proposing here.

SENATOR GOODRICH: Latent defects or what? That is what I am trying to get him to say, literally, because if you have got a latent defect, fine. There is no limit at all, but if you have got anything other than a latent defect, there is a one year warranty limit now and you are extending that from one up to ten years.

SENATOR ANDERSON: Okay, if you are talking about a defect that can reasonably be discovered, which is language that is used in the bill, then there is a four year limit on that in the bill.

SENATOR GOODRICH: Then you are going from one to four on that.

SENATOR ANDERSON: Okay, if you are talking about a defect that is obvious, that can be discovered, yes.

SENATOR GOODRICH: Then you are going from one to four on that, and what are you doing on latent defects, going up to ten years?

SENATOR ANDERSON: Going to ten years, as I indicated, the language is similar to what is used for our statute of limitations on doctors, veterinarians and this kind of thing.

SENATOR GOODRICH: Can you give me an idea of just why you come in with something like that. Where is the hue and cry for this?

SENATOR ANDERSON: The request for the bill came to our Committee originally from the Home Builders Association.

SENATOR GOODRICH: The Home Builders?

SENATOR ANDERSON: Correct.

SENATOR GOODRICH: What Home Builders, the Alaskan Home Builders, the Chinese Home Builders?

SENATOR ANDERSON: And I think if you check the Committee